

LOCATION SKETCH
NOT TO SCALE

PRECAST SPECIALTIES

A PORTION OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
NOVEMBER 2016

PLAT BOOK: _____

PAGE: _____

DOCKET NO.: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MARK S. WEINBERG, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 22, 2016 AT 11:00 PM, HEREBY CERTIFY:

- 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PRECAST SPECIALTIES IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
- 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LIST AS FOLLOWS:

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2015.

DATED THIS _____ DAY OF _____, 2016.

MARK S. WEINBERG

BY: _____
GRAYROBINSON, P.A.
333 S.E. 2ND AVENUE, SUITE 3200
MIAMI, FL 33131

SURVEYOR'S NOTES:

1. INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x30" CONCRETE MONUMENT WITH A 3" BRASS DISC STAMPED "PRM LB 3300".
2. COORDINATES SHOWN HEREON WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GPS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY AND ARE BASED ON THE CURRENT ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NUMBER 101, HAVING A BEARING OF S89°56'27"E.
4. PLAT CONTAINS ONE LOT WITH AN AREA OF 75,000 ACRES.
5. ABBREVIATION LEGEND: C = CALCULATED; CL = CENTERLINE; F.B. = FIELD BOOK; FD. = FOUND; L.B. = LICENSED BUSINESS; MS = MEASURED; NAVD = NORTH AMERICAN VERTICAL DATUM; NSLRWCD = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; W/ = WITH; W/CAP = WITH SURVEYORS CAP.

CERTIFICATE OF DEDICATION AND DESCRIPTION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT PRECAST SPECIALTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LANDS HEREON, DESCRIBED AND PLATTED HEREIN, AS PRECAST SPECIALTIES, BEING IN CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 00°03'46" EAST, ALONG THE WEST LINE OF SAID NW 1/4, 53.50 FEET; THENCE SOUTH 89°56'27" EAST, DEPARTING SAID WEST LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL NUMBER 101; THENCE CONTINUE SOUTH 89°56'27" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1223.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°49'02" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, 801.18 FEET; THENCE NORTH 51°03'36" WEST, 241.52 FEET; THENCE NORTH 00°49'02" EAST, 235.44 FEET; THENCE SOUTH 89°56'27" EAST, 2869.36 FEET; THENCE SOUTH 01°11'00" WEST, 1199.37 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF CANAL NUMBER 101; THENCE NORTH 89°56'27" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2631.54 FEET; THENCE NORTH 00°03'33" EAST, 11.00 FEET; THENCE NORTH 89°56'27" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA CONTAINING 3,267,000 SQUARE FEET (75,000 ACRES), MORE OR LESS.

IN WITNESS WHERE OF, PRECAST SPECIALTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ OF PRECAST SPECIALTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2016.

PRECAST SPECIALTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

WITNESS

WITNESS

PRINTED NAME

PRINTED NAME

ACKNOWLEDGEMENT AS TO CERTIFICATION OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016. BY, _____ OF PRECAST SPECIALTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WHO IS PERSONALLY KNOW TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC: _____ COMMISSION#: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

CITY ATTORNEY:

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

BY: _____
JAMES M. MESSER
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA.

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____ 2016.

THIS _____ DAY OF _____, 2016.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CLERK'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PRECAST SPECIALTIES, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2016 AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA.

JOSEPH E. SMITH, CLERK OF CIRCUIT COURT

BY: _____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE IH ZONING DISTRICT, AS SET FORTH IN SECTION 7.01.00 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2016.

BY: _____
REBECCA GROHALL
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: _____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER,
FLORIDA REGISTRATION NO. 4350
PLAT REVIEWER FOR CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MAY 13, 2016, HE COMPLETED THE SURVEY OF LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND ALL CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, PART 1, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

DATE: _____
MICHAEL D. AVIROM, P.L.S. FLORIDA REGISTRATION NO. 3268
AVIROM & ASSOCIATES, INC.
7685 SW ELLIPSE WAY, STUART, FL. 34997
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. L.B. 3300

SEAL	SEAL	SEAL	SEAL
CLERK OF THE BOARD OF CITY COMMISSIONERS	CLERK OF THE CIRCUIT COURT	WILLIAM S. PAYNE, P.S.M.	MICHAEL D. AVIROM, P.L.S.

<p>PREPARED BY: MICHAEL D. AVIROM, P.L.S. NO. 3268 PREPARATION DATE: 11/17/2016</p>	<p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 7685 SW ELLIPSE WAY STUART, FLORIDA 34997 (772) 781-6266 CERTIFICATION OF AUTHORIZATION NO.: L.B. 3300</p>	<p>SHEET 1 OF 3</p>
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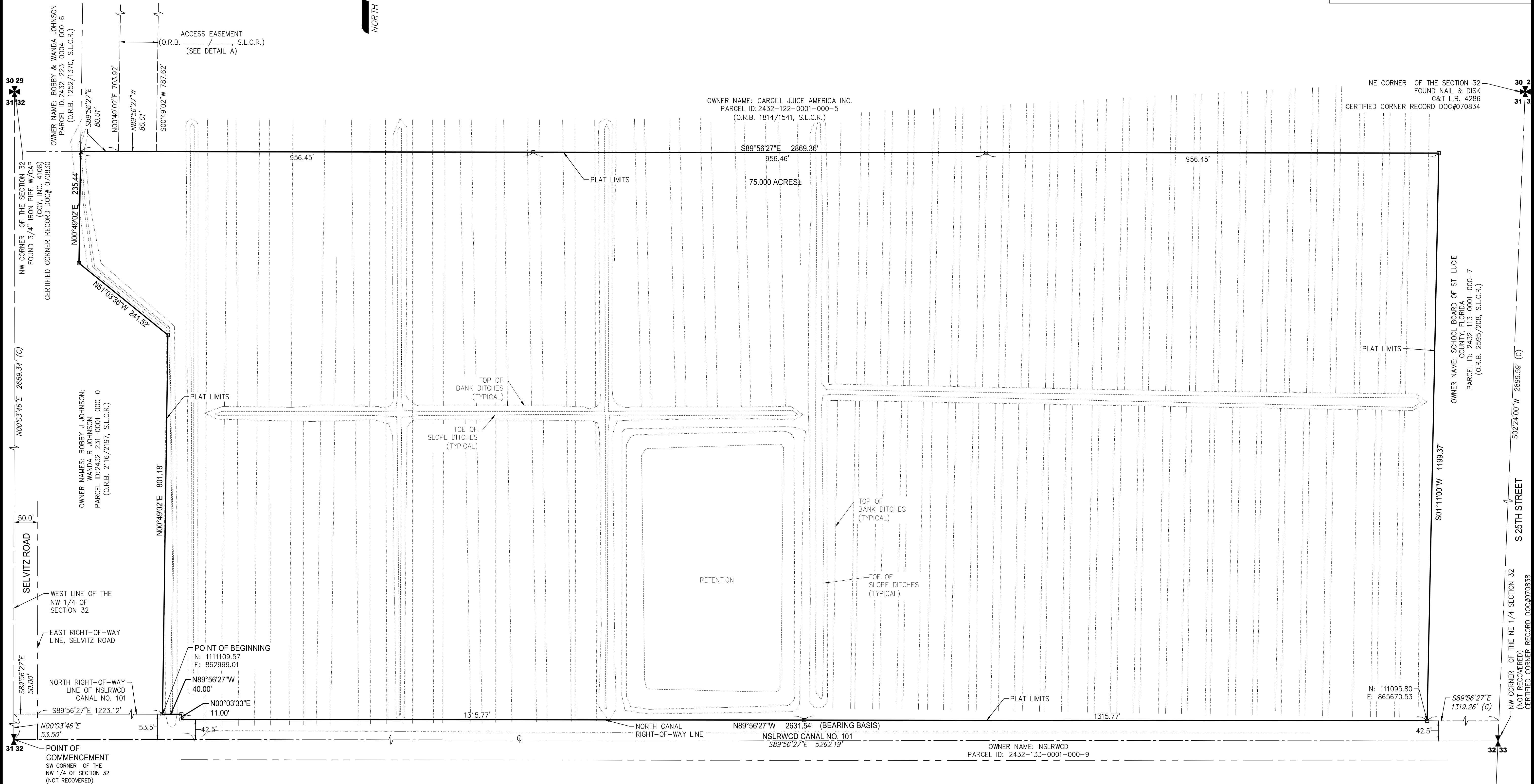
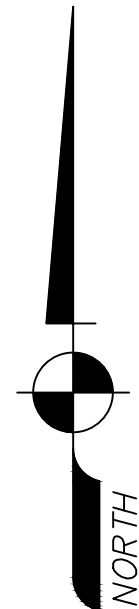
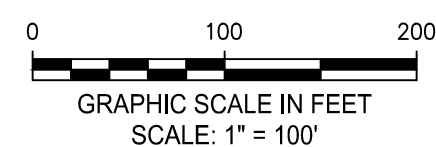
PRECAST SPECIALTIES

A PORTION OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
NOVEMBER 2016

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SURVEYOR'S NOTES:

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PREPARED BY:
MICHAEL D. AVIROM, P.L.S. NO. 3268
PREPARATION DATE: 11/17/2016

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
7685 SW ELLIPSE WAY
STUART, FLORIDA 34997
(772) 781-6266
CERTIFICATION OF AUTHORIZATION NO.: L.B. 3300

SHEET
3 OF 3

**NEW PRECAST MANUFACTURING &
 ADMINISTRATION FACILITY**

CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.
 Florida License No. 51045

CDI PROJECT NO.
 16488-01

DATE: 8/30/16

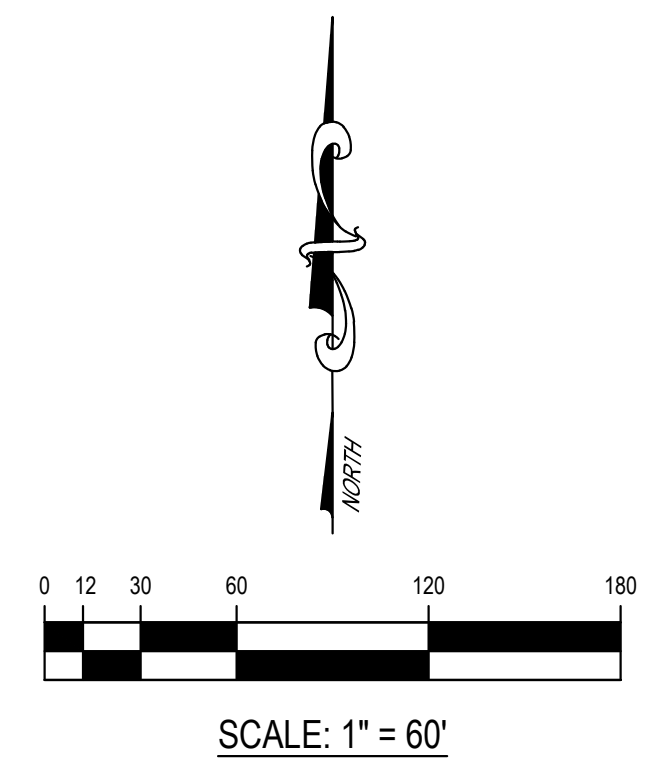
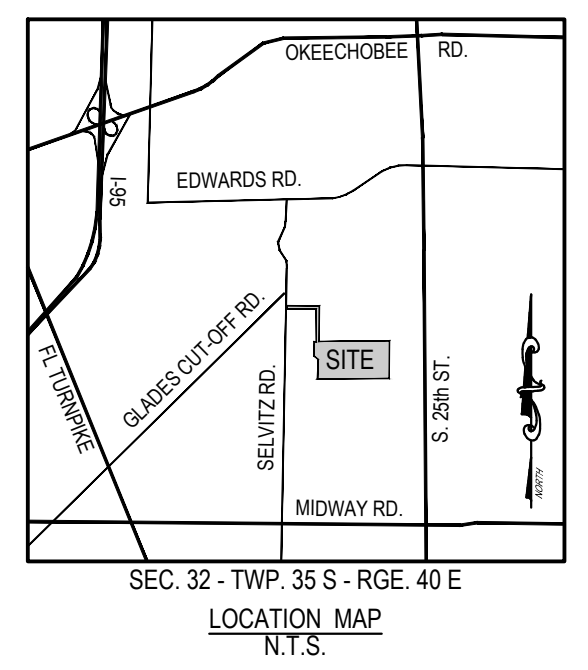
DESIGNED: JT

DRAWN: CJ

NO.	DATE	REVISION DESCRIPTION
1	9/16/16	TRC REVIEW COMMENTS

**PRELIMINARY
 ENGINEERING PLAN**

PE1.1



LEGEND

EXISTING WATERMAIN — EXWM — EXWM — EXWM —

EXISTING FORCEMAIN — EXFM — EXFM — EXFM —

EXISTING STORM DRAINAGE — EXSTM — EXSTM — EXSTM —

STRUCTURE NUMBER: S-000
 RIM ELEVATION: 0.00 RIM
 INVERT: 0.00
 STRUCTURE BOTTOM: 0.00 BOT

PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE

STRUCTURE NUMBER: MH-0
 RIM ELEVATION: 0.00 RIM
 INVERT: 0.00

PROPOSED SANITARY SEWER — S — S — S — S —

FIRE HYDRANT ASSEMBLY

PROPOSED FIRE MAIN — FIRE — FIRE — FIRE —

PROPOSED WATER SERVICE LINE — V — V — V — V —

PROPOSED SANITARY SERVICE LINE — S — S — S — S —

PROPOSED FORCEMAIN — FM — FM — FM —

PROPOSED SILT FENCE — ○ — ○ — ○ —

PROPOSED PAVEMENT

PROPOSED SHELLROCK

PROPOSED CONCRETE

UTILITY EASEMENT U.E.

BUFFER EASEMENT B.E.

STOP SIGN & 2' STOP BAR (THERMO.)

- NOTES:**
- ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973.
 - PRELIMINARY DESIGN CALCULATION ELEVATIONS ARE AS FOLLOWS:
 2.1. 10Y-1D STAGE (6" RAINFALL) = 9.49 (MINIMUM ROAD CROWN)
 2.2. 25Y-3D STAGE (9.5" RAINFALL) = 10.49 (MINIMUM PERIMETER)
 2.3. 100Y-3D STAGE (12.23" RAINFALL) = 11.05 (MINIMUM FFE)
 - PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
 - SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
 - STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO SERVICE CONNECTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.



